

1 BILL NO. R-85-11-57

2 DECLARATORY RESOLUTION NO. R- 149-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 the West 40 feet of Lot #482 of
13 Hanna Addition to the City of
14 Fort Wayne, County of Allen,
15 State of Indiana;

16 said property more commonly known as Southeast corner of Wayne
17 and Harrison Streets, Fort Wayne, Indiana 46802;

18 WHEREAS, recommendations have been received from the
19 Committee on Finance and the Department of Economic Development
20 concerning said Resolution;

21 WHEREAS, notice of the adoption and substance of said
22 Resolution has been published in accordance with I.C. 5-3-2 and
23 a public hearing has been conducted on said Resolution;

24 WHEREAS, if said Resolution involves an area that has
25 already been designated an allocation area under I.C. 36-7-14-39,
26 the Fort Wayne Redevelopment Commission has adopted a Resolution
27 approving the designation.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
29 THE CITY OF FORT WAYNE, INDIANA:

30 SECTION 1. That, the Resolution previously designating
31 the above described property an "Economic Revitalization Area" is
32 confirmed in all respects.

SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-

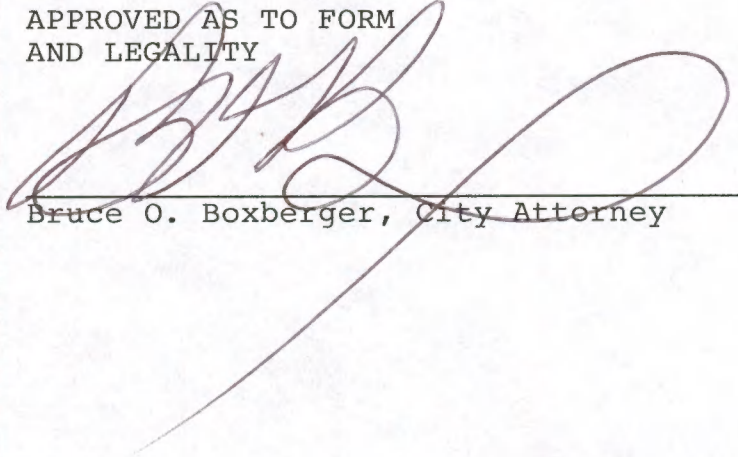
Page Two

1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by E. K. Kennedy
seconded by A. K. Kennedy, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on December, the 10th day of
December, 19 85, at 7:00 o'clock 8 .M., E.S.T.

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. K. Kennedy
seconded by Redd, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-10-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-149-85
on the 10th day of December, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 11th day of December, 19 85,
at the hour of 11:00 o'clock 8 .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of December,
19 85, at the hour of 8:30 o'clock 8 .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Northhill Development Corporation
2. Owner(s) Thomas J. Eckrich
3. Address of Owner(s) 609 E. Cook Road
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s): (219) 489-2000
5. Relationship of Applicant to Owner(s) if any President of Northhill Develop. Corp.
6. Address of Applicant 609 E. Cook Rd.
Fort Wayne, Indiana 46825
7. Telephone number of Applicant: (219) 489-2000
8. Address of Property Seeking Designation Southeast corner of
Wayne & Harrison Streets, Fort Wayne, Indiana 46802
9. Legal Description of Property Proposed for Designation
(may be attached) the West 40 feet of Lot #482 of Hanna
Addition to the city of Fort Wayne, County of Allen, State of
Indiana.
10. Township Wayne
11. Taxing District Fort Wayne/City

12. Current Zoning B3B-Business
13. Variance Granted (if any) n/a
14. Current Use of Property
- a. How is property presently used? building is vacant at present. Most recent use was retail department store.
- b. What Structure(s) (if any) are on the property? Four-story brick building of approximately 29,000 square feet.
- b. What is the condition of this structure/these structure Fair
15. Current Assessed Value of Real Estate
- a. Land \$20,000.00
- b. Improvements \$56,300.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$6,193.40
17. Description of Proposed Improvements to the Real Estate
- Complete renovation of exterior and interior, including mechanical, plumbing, heating & cooling, windows and complete tenant finish.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- February 1, 1986
- b. When is completion expected? September 1, 1986
19. Cost of Project (not including land costs) \$2,000,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 5

b. What is the nature of those jobs? clerical & managerial

c. Anticipated time frame for reaching employment level stated above?

One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Local market rents for downtown office space are at level which prevent development or rehabilitation of office space that provides a market rate of return on investment under normal operating conditions. It is necessary because of those market conditions to be assisted with extraordinary help, such as real estate tax abatement, lower than market interest rates, etc. in order to provide a market rate of return on investment.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

This project will be able to provide competitive priced Class A

downtown office space of which there is a very small current supply. It will convert an unsightly empty building into a viable, useful structure once again and will further the cause of downtown redevelopment in the Fort Wayne core area.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

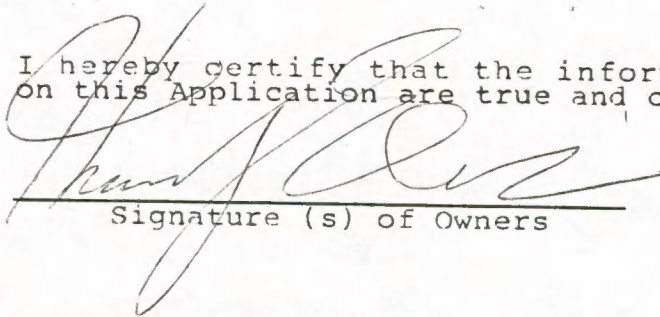
Yes _____

No X _____

26. Financing on Project

What is the status of financing connected with this project? Industrial development bonds have been requested from the city of Fort Wayne and appear to have an excellent chance of becoming granted. Upon granting of an inducement resolution for such bonds, a purchaser for the bonds will be sought, which we feel is not a major hurdle at this point.

I hereby certify that the information and representation on this Application are true and complete.



Signature (s) of Owners

11/8/85

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____
Date Application Forwarded to Law Dept: _____
Date of Legal Notice Publication: _____
Date of Public Hearing: _____
Approved or Denied? _____ Date: _____
Allocation Area: _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-85-1A-57

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Northhill
Development Corp.; Southeast corner of Wayne and Harrison Streets,
Fort Wayne, Indiana)

EFFECT OF PASSAGE This project will be able to provide competitive priced
Class A downtown office space of which there is a very small current
supply. It will convert an unsightly empty building into a viable,
useful structure once again and will further the cause of downtown
redevelopment in the Fort Wayne core area.
EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 27, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on date of November 29, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill Nos. R-85-11-54 & R-85-11-55
Bill Nos. R-85-11-56 & R-85-11-57
Bill Nos. R-85-11-58 & R-85-11-59
Bill Nos. R-85-11-60 & R-85-11-61

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-56 AND R-85-11-57)


Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on November 26, 1985,
date
designating property at Northhill Development Corp.; Southeast
corner of Wayne and Harrison Streets, Fort Wayne, IN

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M.
date, time & place
Common Council Conference Room 128, One Main Street, City-County Building,
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines		4
Body	number of lines		18
Tail	number of lines		2
Total number of lines in notice			24

COMPUTATION OF CHARGES

24	lines,	1	columns wide equals	24	equivalent lines at	.300¢	\$	7.20
cents per line								
Additional charge for notices containing rule or tabular work (50 per cent of above amount)								
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra								1.00
TOTAL AMOUNT OF CLAIM								\$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions 1	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 30, 19 85 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 11/30/85

Subscribed and sworn to me before this 30th day of November 19 85

Drusilla Roose
Anne M. Perkins
Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-56 AND R-85-11-57)
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Common Council will conduct a public hearing on whether the above-described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

11-30

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines 4
Body number of lines 18
Tail number of lines 2
Total number of lines in notice 24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at 300¢ 7.20
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 30, 19 85

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time

which was duly published in said paper for the dates of publication being

as follows:

11/30/85

Drusilla Roose

Subscribed and sworn to me before this 30th day of November 19 85

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-56 AND R-85-11-57)
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If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

R-85-11-57

REPORT OF THE COMMITTEE ON

FINANCE

WE, YOUR COMMITTEE ON

FINANCE

TO WHOM WAS

REFERRED AN (ORDINANCE)

(RESOLUTION)

confirming the designation

of an "Economic Revitalization Area"

under I.C. 6-1.1-12.1

HAVE HAD SAID (ORDINANCE)
XXXXXXXXXXXXXXXXXXXX

(RESOLUTION)

UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO

COMMON COUNCIL

WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN

SANDRA E. KENNEDY
CITY CLERK